WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Calvin & Lois Howe** **415 Church Street, Unit #2215** **Nashville, TN 37219**	SEND TAX BILLS TO: new owner 105 Polk Place Franklin TN 37064	MAP-PARCEL NUMBERS: **93-06-1-J; 197.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, we

THOMPSON C. MANER and wife, MELISSA L. MANER

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

CALVIN K. HOWE and wife, LOIS K. HOWE

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment known as Unit No. 2215 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Thompson C. Maner and wife, Melissa L. Maner by warranty deed from Viridian Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070126-0011195, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved (x) property known as **415 Church Street, Unit #2215, Nashville, Tennessee 37219.**

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 7 day of November, 2007.

THOMPSON C. MANER

MELISSA L. MANER

Davidson County DEEDWARR
Recvd: 11/20/07 14:50 2 pgs
Fees:13.00 Taxes:1535.50

20071120-0136049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **THOMPSON C. MANER and wife, MELISSA L. MANER**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the people described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 7 day of November, 2007.

Elva A. Kiser
NOTARY PUBLIC
My Commission Expires:

Notary Public State of Florida
Elva A Kiser
My Commission DD440961
Expires 09/23/2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $415,000.00.

Tabitha Edwards
AFFIANT

Sworn to and subscribed to before me this 7 day of Nov, 2007.

Elva A. Kiser
NOTARY PUBLIC
My Commission Expires:

Notary Public State of Florida
Elva A Kiser
My Commission DD440961
Expires 09/23/2009